

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>05-095</u>	<u>LE DEVELOPMENT LIMITED</u>
<u>05-096</u>	<u>LE DEVELOPMENT LIMITED</u>
<u>05-239</u>	<u>MOHAMED ISHMAEL & JERRY ABDUL</u>
<u>05-262</u>	<u>WOOLBRIGHT PEMBROKE LTD.</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 10/24/05 TO THIS DATE:

HEARING NO. 05-9-CZ15-5 (05-95)

8-56-40
TCB
Comm. Dist. 8

APPLICANT: LE DEVELOPMENT LIMITED

Applicant is requesting to waive the zoning regulations requiring Old Cutler Road to be 100' in width; to permit 35' of dedication (50' required) on the west side of Old Cutler Road.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Cutler Bay Estates," as prepared by Raphaele C. Chiappetta, consisting of 5 sheets and dated 2/1/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 7, Block 60, LINCOLN CITY, SECTION G, Plat book 48, Page 75.

LOCATION: The northwest corner of S.W. 213 Street Road & Old Cutler Road, Town of Cutler Bay, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 9/13/05 TO THIS DATE:

HEARING NO. 05-9-CZ15-6 (05-96)

8-56-40
TCB
Comm. Dist. 8

APPLICANT: LE DEVELOPMENT LIMITED

Applicant is requesting to waive the zoning regulations requiring Old Cutler Road to be 100' in width; to permit 35' of dedication (50' required) on the west side of Old Cutler Road.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Cutler Bay Estates," as prepared by Raphaele C. Chiappetta, consisting of 6 sheets and dated 2/1/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 9-12, Block 63, LINCOLN CITY, SECTION G, Plat book 48, Page 75.

LOCATION: The northwest corner of S.W. 215 Street & Old Cutler Road, Town of Cutler Bay, Florida.

SIZE OF PROPERTY: 0.689 gross acre

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANTS: MOHAMED ISHMAEL & JERRY ABDUL

Applicants are requesting to waive the zoning regulations requiring Old Cutler Road to be 100' in width; to permit 35' of dedication (50' required) from the northwest side of Old Cutler Road.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A survey is on file and may be examined in the Zoning Department as prepared by Unitec Surveying, Inc. and dated 1/12/05.

SUBJECT PROPERTY: Lot 11, Block 60, LINCOLN CITY, SECTION "G," Plat book 48, Page 75.

LOCATION: Approximately 200' south of S.W. 212 Street & northwest of Old Cutler Road, Town of Cutler Bay, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-1 (Single-Family Residential)

APPLICANT: WOOLBRIGHT PEMBROKE LTD.

- (1) MODIFICATION of a plan approved pursuant to Resolution Z-231-83, passed and adopted by the Board of County Commissioners, last modified by Condition #2 of Resolution 5ZAB-57-95, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Old Cutler Oyster Company,' as prepared by Michael Alan Fine, dated revised 11-16-94, consisting of five sheets and a liquor survey as prepared by Jose E. Fuxa, P. L. S., dated Sept. 30, 1994."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Towers at Cutler Ridge,' as prepared by Gallo Architects, consisting of 13 pages, AS101 and AS104 dated stamped received 9/2/05, AS101A dated stamped received 1/23/06 and the remaining 11 pages dated stamped received 7/20/05."

- (2) MODIFICATION of Condition #1 of a Covenant recorded in Official Record Book 12025 at Pages 125 through 133 and reading as follows:

FROM: "1. Notwithstanding any zoning designation placed upon the real property herein described, Owner hereby agrees, on behalf of itself, its successors and assigns, that the areas designated for landscaping shall be developed and maintained substantially in accordance with the spirit and intent of the plans previously submitted, prepared by O'Leary, Shafer and Cosio, entitled South Dade Plaza Planting Plan dated the 7th day of December, 1983 (hereinafter 'Landscape Plan')."

TO: "1. Notwithstanding any zoning designation placed upon the real property herein described, owner hereby agrees, on behalf of itself, its successors and assigns, that the areas designated for landscaping shall be developed and maintained substantially in accordance with the spirit and intent of the plans previously submitted, as prepared by Gallo Architects entitled 'Towers at Cutler Ridge,' consisting of 13 pages, AS101 and AS104 dated stamped received 9/2/05, AS101A dated stamped received 1/23/06 and the remaining 11 pages dated stamped received 7/20/05."

The purpose of these requests is to permit the applicant to submit revised plans for an office building in lieu of the movie theater as shown on the previously approved plans and to show revised landscape plans for the office building site only.

- (2) UNUSUAL USE to permit outdoor dining.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 & #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A", SOUTH DADE SHOPPING CENTER, Plat book 123, Page 68.

LOCATION: 18403 South Dixie Highway, Town of Cutler Bay, Florida.

SIZE OF PROPERTY: 28.17 Acres

PRESENT ZONING: BU-1A (Business – Limited)